Housing Rehab Grant Program

Funded via $100,000 of ARPA

Purpose

The ARPA Housing Rehabilitation Program is intended to provide access to capital to assist property owners, both owner-occupied and landlords, with necessary maintenance of their properties to preserve and increase housing stock and property values.

Details

Eligible Expenses

Through working with the Building Inspector, Code Enforcement Officer and Zoning Administrator, the categories below are being considered high priority for eligible expenses.

1. Roofs
2. Porches
3. Exterior Paint
4. Windows and doors
5. Power service upgrades on their panels with a correlating plan for their upgrading in wiring

Not only are the categories above some of the city's most common issues that affect property value, but they are also improvements that effect safety and the aesthetic value of the community.

Scope

The city is proposing a matching grant requirement for owner-occupied units that would be on a sliding scale based on the income of the owner. Further, for leased units, landlords would pay 70% of the expenses with the grant paying for 30%. All housing units are eligible.

Priority will be given to applications where the home is on a major thoroughfare or is near a current redevelopment area (such as the RDA's existing RLF service area). The grant will have an opening and closing period so that proper priority can be identified.

Operations

Considering the RDA has an existing operational infrastructure to process applications and issue financial awards, the city is proposing the $100,000 allocated to this topic, be provided to the RDA for administration. The RDA will be permitted to accept a 5% administrative cost from the grant funds.

Next Steps

Upon conceptual approval, final grant criteria will be determined and formalized into a policy. An application and associated redevelopment areas will be created, as well as a grant opening and closing period. Marketing of the grant will be created, and Thrive ED will assist in these efforts.